



10 East Church Street
Bethlehem, Pa. 18018
www.bethlehemeac.org

Darlene L. Heller, Director of Planning and Zoning
Tracy Samuelson, Assistant Director of Planning and Zoning
City of Bethlehem
10 E. Church Street
Bethlehem, PA 18018

August 8, 2021

Dear Ms. Heller and Ms. Samuelson,

We appreciate the opportunity to comment on the proposed land development and consolidation at 2958 & 2970 Linden Street. Our recommendations are in support of Bethlehem City's Climate Action Plan, which aims to reduce our carbon footprint, increase sustainability and utilize alternative energy sources.

New construction projects provide opportunities to employ energy saving strategies that will lower the business' energy costs, while at the same time reduce pollution from traditional energy sources. Therefore, we strongly recommend that the developer explore energy efficiency measures beyond the building code, such as passive solar design features, advanced lighting controls, high efficiency HVAC equipment, increased insulation and advanced air sealing techniques to reduce infiltration. A green roof would help lower the heat inside the building and aid in stormwater management.

Furthermore, we encourage the developer to evaluate the inclusion of solar panels or at least constructing the building with adequate structural rooftop capacity and electrical rough-ins so that solar could easily be added at a later date.

Northampton County adopted the Commercial Property Assessed Clean Energy (C-PACE) program. C-PACE is an innovative financial tool that allows financing for solar, increased energy efficiency and water conservation projects to be attached to the property instead of the owner. This can free up developers' finances by placing the assessment on the property and structuring repayment through property taxes. The Sustainable Energy Fund (SEF) is a nonprofit that administers the C-PACE program and also offers a variety of financing options for sustainable energy projects.

Whenever possible, existing trees should be preserved. There are a considerable number of trees on the property and those that cannot be saved should be replaced at a different location on-site as part of the landscaping plan. If there is not enough space on the property for full replacement,

there is a fund for planting trees in other locations within the City. Landscaping is important and we recommend coordinating with the City Forester in the selection of native species for both tree replacement and landscaping, particularly species that draw pollinators. Trees and bushes make the building more inviting for residents and are important for carbon sequestration.

We support the collaboration with the City's Department of Public Works in the approval of the stormwater management plan. In addition, there is concern about the large increase in vehicles resulting from this project and the impact to traffic on Linden Street. We note that this will be addressed with the City Traffic Engineer.

Another recommendation is the inclusion of electric vehicle charging stations and bicycle racks. Both would likely be an attraction to residents and support the goals of the Climate Action Plan.

Thank you for your consideration.

Sincerely,

Lynn Rothman

Lynn Rothman, Chair

On behalf of the Bethlehem EAC:

Elizabeth Behrend	Ben Guthrie
Elisabeth Cichonski	Brian Nicas
Ben Felzer	Mike Topping

cc: Bethlehem City Council
Mayor Donchez